128.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	790,500 / 790,500
					USE VALUE:	790,500 / 790,500
					ASSESSED:	790,500 / 790,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEDDITCH REBECCA MICHELLE BIAN
Owner 2:	
Owner 3:	
Street 1:	56 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BLOOM GRANT A--ETAL -
Owner 2:	GURLEY GABRIELLE D -
Street 1:	56 SCHOOL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Aluminum Exterior and 2634 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	307,700	3,700	479,100	790,500
Total Card	0.137	307,700	3,700	479,100	790,500
Total Parcel	0.137	307,700	3,700	479,100	790,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.14 | /Parcel: 300.1

Legal Description

User Acct 82895

GIS Ref

GIS Ref

Insp Date 04/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0022.0

!10010!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,800	3700	5,962.	479,100	790,600	790,600	Year End Roll	12/18/2019
2019	101	FV	242,500	3700	5,962.	449,100	695,300	695,300	Year End Roll	1/3/2019
2018	101	FV	242,500	3700	5,962.	371,300	617,500	617,500	Year End Roll	12/20/2017
2017	101	FV	242,500	3700	5,962.	341,400	587,600	587,600	Year End Roll	1/3/2017
2016	101	FV	242,500	3700	5,962.	311,400	557,600	557,600	Year End	1/4/2016
2015	101	FV	228,700	3700	5,962.	305,400	537,800	537,800	Year End Roll	12/11/2014
2014	101	FV	228,700	3700	5,962.	283,900	516,300	516,300	Year End Roll	12/16/2013
2013	101	FV	228,700	3700	5,962.	270,100	502,500	502,500		12/13/2012

PRINT

Date	Time
12/11/20	00:22:51

LAST REV

Date	Time
05/28/19	08:51:00

danam

10010

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOOM GRANT A--	1529-27	1	6/27/2018		820,000	No	No		
BOUDREAU RUTH	1117-113		10/5/1993		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	82895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2019	129	Insulate	3,300	C				
9/26/2018	1398	Add Bath	46,850	C				
8/25/2015	1200	Solar Pa	24,817		8/25/2015			Install solar pane

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Meas/Inspect	163	PATRIOT
5/6/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 479,087 | Spl Credit | Total: 479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16826248
Const Adj.:	0.98000199
Adj $ / SQ:	148.837
Other Features:	75750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445962
Depreciation:	138248
Depreciated Total:	307714

COMMENTS

CRAWL SPACE; OF=TOILET/FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

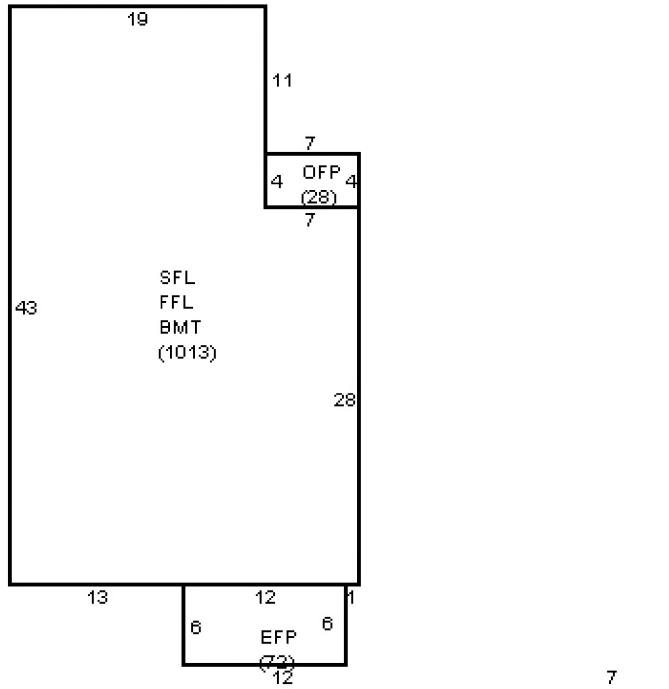
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.84
Special Features:	0	Val/Su Net:	98.02
Final Total:	307700	Val/Su SzAd	151.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,013	62.060	62,872
FFL	First Floor	1,013	148.840	150,772
SFL	Second Floor	1,013	148.840	150,772
EFP	Enclos Porch	72	63.740	4,589
OFP	Open Porch	28	43.120	1,207

Net Sketched Area:	3,139			Total:	370,212
Size Ad	2026	Gross Are	3139	FinArea	2634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1928	27.50	T	40	101			3,300			3,300
19	Patio	D	Y	1	9X9	A	AV	1990	6.00	T	23.2	101			400			400

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc